165.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,800 / 881,800
					USE VALUE:	881,800 / 881,800
					ASSESSED:	881,800 / 881,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY JANET M/ETAL
Owner 2:	MAHONEY MARY A
Owner 3:	
Street 1:	9 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,558 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2786 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5558.000	486,900	4,700	390,200	881,800
Total Card	0.128	486,900	4,700	390,200	881,800
Total Parcel	0.128	486,900	4,700	390,200	881,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.51 | /Parcel: 316.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	487,000	4700	5,558.	390,200	881,900	881,900	Year End Roll	12/18/2019
2019	104	FV	377,800	4700	5,558.	390,200	772,700	772,700	Year End Roll	1/3/2019
2018	104	FV	377,800	4700	5,558.	345,600	728,100	728,100	Year End Roll	12/20/2017
2017	104	FV	354,400	4700	5,558.	289,800	648,900	648,900	Year End Roll	1/3/2017
2016	104	FV	354,400	4700	5,558.	305,100	664,200	664,200	Year End	1/4/2016
2015	104	FV	316,000	4700	5,558.	264,000	584,700	584,700	Year End Roll	12/11/2014
2014	104	FV	316,000	4700	5,558.	255,200	575,900	575,900	Year End Roll	12/16/2013
2013	104	FV	328,700	4700	5,558.	242,900	576,300	576,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERRY MARION	26717-242		10/2/1996		279,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	163	PATRIOT
11/13/2000	Hearing Chag	201	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5558		Sq. Ft.	Site		0	70.	1.00	8			Heavy T	-5					390,183						390,200	

Total AC/HA: 0.12759 | Total SF/SM: 5558 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 390,183 | Spl Credit | Total: 390,200

User Acct

109153

GIS Ref

GIS Ref

Insp Date

07/02/18

!12768!

PRINT

Date	Time
12/11/20	02:49:17

LAST REV

Date	Time
07/30/18	10:24:01

apro

PAT ACCT. 12768

USER DEFINED

Prior Id # 1:	109153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02688432
Const Adj.:	0.98980200
Adj $ / SQ:	172.790
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705598
Depreciation:	218735
Depreciated Total:	486863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

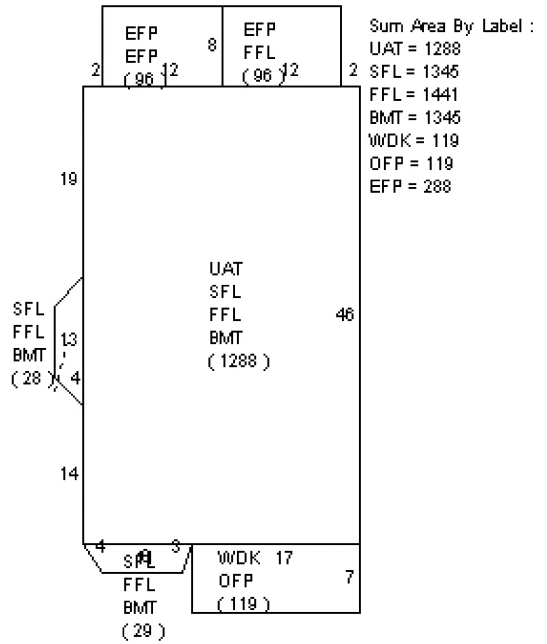
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.79
Special Features:	0	Val/Su Net:	97.79
Final Total:	486900	Val/Su SzAd	174.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,441	172.790	248,990
BMT	Basement	1,345	51.840	69,721
SFL	Second Floor	1,345	172.790	232,403
UAT	Upper Attic	322	69.120	22,255
EFP	Enclos Porch	288	36.300	10,456
OFP	Open Porch	119	30.060	3,577
WDK	Deck	119	14.260	1,697
	Net Sketched Area:	4,979	Total:	589,099
Size Ad	2786	Gross Are	5945	FinArea 2786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1940	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc